

UNIVERSITY NEIGHBORHOOD REDEVELOPMENT PLAN

CITY OF TUCSON
PLANNING DEPARTMENT

MARCH 1971

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Adopted by Mayor and Council - March 8, 1971 - Resolution 8057

FORMAL ACTION

Mayor and Council:
March 8, 1971 - Resolution No. 8057 (Adoption)

HEARINGS

Mayor & Council:
March 8, 1971

UNIVERSITY NEIGHBORHOOD REDEVELOPMENT PLAN

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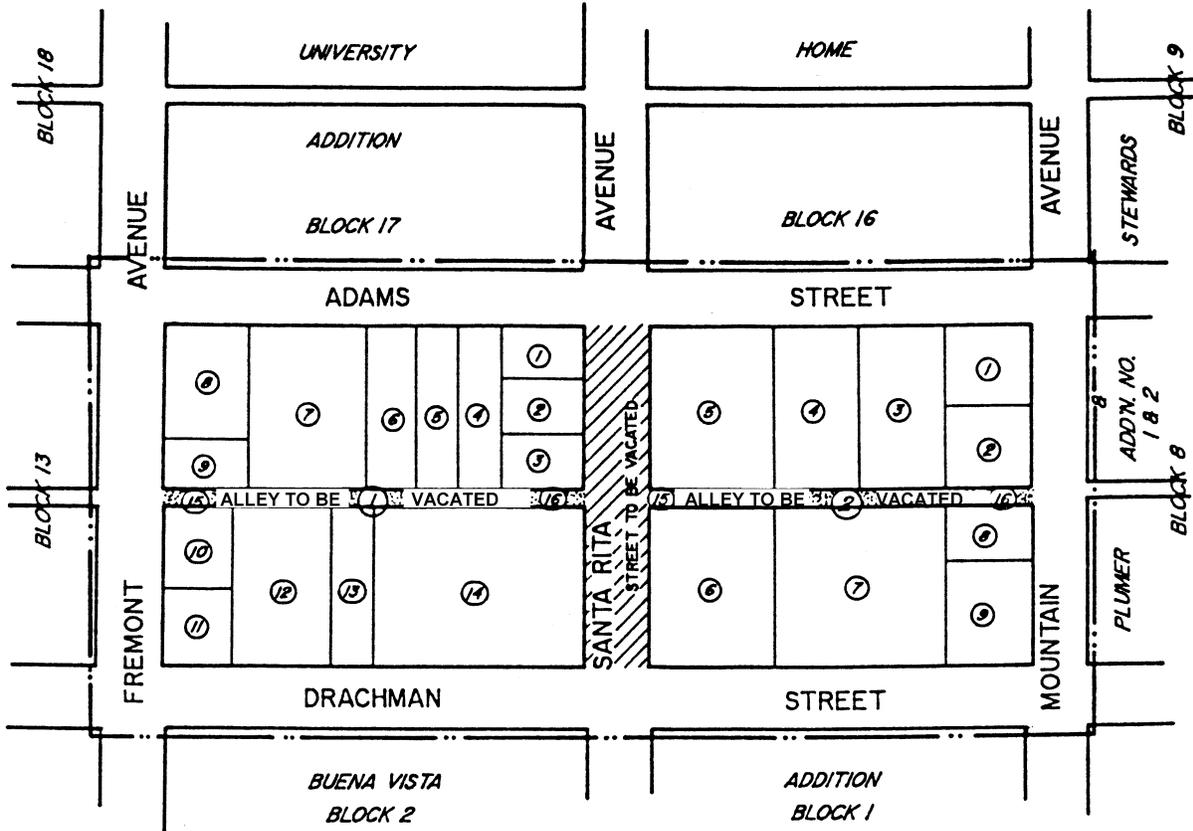
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**University Neighborhood
Redevelopment Project**

Profile

The *Plan* comprises about nine acres contained in the two blocks between Drachman Street, Fremont Avenue, Adams Street, and Mountain Avenue.

Purpose

The purpose of the *Plan* was to provide housing resources for low and moderate income families, other persons including University of Arizona employees and married students and para-professional employees of the University Hospital and Medical School. The Local Public Agency applied for HUD approval to construct a Section 236 low and moderate income family housing complex on the site.

These land use decisions were made in light of the physical plan for the University District and were based on the continually growing need for housing resources in the District to fulfill both social and economic objectives as well as community goals for the elimination of blight and substandard housing.

Plan Background

Originally, an *Urban Renewal Plan* was adopted for the community as a whole. The objectives of the plan were to remove substandard buildings, eliminate blighting influences, and provide for low and moderate cost housing. While renewal actions proposed clearance and redevelopment of properties improved with substandard buildings, it further facilitated vacation of streets and alleys, construction of new dwelling units by public and private developers and new public improvements to accommodate a higher density of multi-family development.

As an instrument to accomplish the objectives of the *Urban Renewal Plan*, this University Neighborhood "Project" was adopted. In the nine-acre project 24 structures were identified as warranting clearance because they were either structurally substandard or were a blighting influence. The others were classified as structurally sound and feasible to be retained/rehabilitated.

The project facilitated the vacation of Santa Rita Avenue resulting in combining the two blocks to accommodate a comprehensive and integrated development. In June, 1975, approximately seven of the nine acres were redeveloped with two-story, multi-family units serving primarily as student housing. A year later, the remaining acreage was redeveloped with single story multi-family residential units, associated parking and a recreational area.

I

DESCRIPTION OF PROJECT

A. The *University Neighborhood Redevelopment Development Project* boundaries are shown on the *Land Use Map* (Exhibit A); the project encompasses an area described in a legal description (Exhibit B).

B. Urban Renewal Plan Objectives

The objectives of the urban renewal plan are removal of substandard buildings, elimination of blighting influences, provision of a substantial number of low and moderate cost housing units, removal of impediments to land disposition and development and the achievement of a higher residential density in the project than is presently existent.

C. Proposed Renewal Actions

The renewal actions proposed are clearance and redevelopment of properties improved with substandard buildings, vacation of streets and alleys, provision of new public improvements to accommodate a higher density of multi-family dwellings, disposition of property by sale or lease for provision of multi-family dwellings and ancillary improvements and construction by private and public developers of new dwelling units and ancillary improvements.

II

LAND USE PLAN

A. A Land Use Map is Included as Exhibit A

1. The portions of Adams, Mountain, Drachman and Fremont Streets within the project are shown on the *Land Use Map*.
2. Public uses within the project are clearly indicated in the legend of the Land Use Map.
3. Land uses permitted in the project are clearly indicated on the *Land Use Map*.

B. Land Use Provisions and Building Requirements (Performance Standards)

1. Land uses permitted in the project are as follows:

As shown on the *Land Use Map*, Exhibit A, the following uses, together with accessory uses customarily appurtenant thereto, shall be permitted in the project

area. No building, structure, or land use shall be used, and no building or structure shall be erected or altered which is intended or designed in whole or in part for any other than the following specified purposes:

(a) Residential

An apartment house or houses for any number of families or housekeeping units.

2. Additional regulations, controls, or restrictions to be imposed by this *Plan* on the sale, lease, or retention of all real property acquired.

(a) Accessory Uses and Structures

The following accessory uses or structures, including private garages, which are incidental and subordinate to the permitted principal use are permitted subject to the provisions set forth.

(1) Residence in Accessory Building. Residence in an accessory building or other rear building is prohibited. The City of Tucson, however, may permit such use if located in the rear of the principal building and with no immediate street frontage, but only for persons employed on the premises and their immediate families.

(2) Accessory Buildings in Rear Yards. Accessory buildings or structures for incidental accessory uses permitted herein may occupy in the aggregate not over forty percent of the required rear yard area plus fifty percent of any additional space in the rear of the principal building.

(b) Heights

No part of any building or structure shall exceed 40 feet in height. This height limitation shall not apply to a parapet wall extending not more than 4 feet above the limiting height of the building on which it rests, or to bulkheads, elevator penthouses, water tanks, monitors and scenery lofts; provided, that such structures above the limiting heights specified elsewhere in this article shall not in aggregate occupy more than twenty-five percent of the area of the lot, and provided that no linear dimension of any such structure shall be greater than one-half of the length of the corresponding street lot line, if the structure be within 25 feet of such street lot line.

(c) Usable Open Space

There shall be required usable open space of 500 square feet for each resident family or housekeeping unit. Usable open space means any horizontal surface including courts, yards, deck areas, landscaped areas, balconies, ramadas, and covered terraces open on at least two sides which are usable by and accessible to the occupants of a dwelling unit on the lot for recreational purposes, but does not include roof tops or areas used for driveways, loading, parking, drainage, trash collection or storage, services, or accessory buildings.

(d) Front Yards

There shall be a front yard on every lot. The least depth of any front yard shall be 20 feet. Unroofed, open terraces or projections not over 3 feet in height may extend from the principal building not over 10 feet into the required front yard, provided they are at least 5 feet from any adjacent lot line.

(e) Side Yards

There shall be a side yard along each side lot line on every lot. The least width of any side yard and the least sum of the widths of both side yards at the levels of the lowest window sills of the various stories shall be as follows:

<u>Number of Stories</u>	<u>Side Yards Least Widths</u>	<u>Sum Least Widths Both Side Yards</u>
1	6 feet	14 feet
2	7 feet	16 feet
3 or more	8 feet	20 feet

In the case of a corner lot, if such lot abuts in the rear on a residence zone, the least width of any side yard along a side street lot line shall be ten feet, unless such corner lot is back to back, either directly or across an alley, with another corner lot, in which case such side yard need be only of the required least width.

(f) Rear Yards

There shall be a rear yard on every lot. The least depth of any rear yard at the levels of the lowest window sills of the various stories shall be as follows:

<u>Story</u>	<u>Rear Yard Least Depth</u>
1	25 feet
2	30 feet
3	35 feet

(g) Parking Requirements

Not less than the designated number of off-street parking spaces shall be provided: (1) on site; or (2) in the same block within 600 feet of the site. For residential use, there shall be provided one and one-half spaces per dwelling unit, except in the case of housing for elderly persons, in which case there shall be provided two spaces per five dwelling units or part thereof.

(h) Densities

Any density shall be allowed, provided that all requirements set forth herein are met.

(i) Granting of Variances in the Event of Hardships

Where unnecessary hardships, practical difficulties or consequences inconsistent with the general purposes of this *Plan* result from the literal interpretation and enforcement of the restrictions and limitations imposed by this *Plan*, the City of Tucson, upon receipt of a verified application from the owner of the property affected, stating fully the grounds of the application and facts relied upon, and upon its own further investigation, may grant adjustments of variance under such conditions and safeguards as it may determine, consistent with the general purposes and intent of this *Plan*, provided that in no instance will any adjustments or variances be granted that will change or alter the land uses or other basic requirements of the *Urban Renewal Plan*.

(j) Site Plan and Architectural Review

In order to provide potential developers a maximum flexibility of development and to encourage and obtain the highest in quality development and design, other specific development controls and requirements for areas to be redeveloped are not provided. The general types of land uses to be permitted are set forth under B.2.a.1 above. The City of Tucson may determine that development proposals shall be accompanied by site plans, development data and other appropriate material that clearly describe the extent and character of development proposed including land coverage, setbacks, heights and bulk proposed, off-street parking and loading to be

provided, building elevations, and any other data determined necessary or requested by the City of Tucson. The disposition of project land may be made on the basis of the redevelopment proposal determined to be the most appropriate and in conformance with the objectives sought, and no building shall be constructed unless site plans, building elevations and sketches for same are approved by the City of Tucson.

3. The land use provisions and building requirements of the *Plan* remain in effect for 20 years; and may be renewed thereafter by ordinance of the City. The period of duration becomes effective on the date of the resolution adopting this *Plan*.
4. The land use provisions of the *Plan* are applicable to property in the project acquired by the City and to property in the project not acquired by the City.

III

PROJECT PROPOSALS

A. Land Acquisition

1. Properties in the project identified for acquisition on the Property Map (Exhibit C) are proposed to be acquired for clearance and redevelopment. The City may elect not to acquire certain of these properties if they otherwise conform to the requirements and objectives of the *Plan*.
2. Properties in the project not designated for acquisition on the Property Map (Exhibit C) may be acquired to achieve the objectives of the *Plan* if this is deemed necessary by the City.

B. No Rehabilitation of Structures in the Project is Contemplated in the Urban Renewal Plan

C. Redevelopers' Obligations

The City will obligate redevelopers of project property to construct improvements on property they own within a reasonable time and in conformity with the *Plan*. The City will obligate redevelopers to make a substantial number of housing units constructed by them available at sales prices and rental amounts that low and moderate income persons and families can afford as necessary to achieve the objectives of this *Plan*. These obligations will be imposed contractually in The Agreement for Disposition of Land and to the extent deemed necessary or desirable by the City and will be made covenants running with the land and limitations on the title given by deed.

D. Underground Utility Lines

Existing overhead electrical and telephone lines will be relocated underground at project expense.

E. Temporary Project Improvements and Facilities

No temporary project improvements or facilities are proposed to be placed in the project.

IV

OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

A. Statement of the Boundaries of the Redevelopment Project Area

The boundary of the redevelopment project area is described in Exhibit B, attached hereto, and is also shown on Land Use Map (Exhibit A).

B. Map Showing Existing Uses and Conditions of the Real Property

Map entitled Land Use & Building Conditions (Exhibit D) shows the existing uses and conditions of real property in the project area.

C. Land Use Plan Showing Proposed Uses of the Area

Land Use Map (Exhibit A) shows the proposed uses of the project area.

D. Information Showing the Standards of Population Densities, Land Coverage, and Building Intensities in the Area after Redevelopment

The area will be residentially improved in accordance with the land use provisions and building requirements recited in Section C.2.

E. Statement of the Proposed Changes, if any, in Zoning Ordinances or Maps, Street Layouts, Street Levels or Grades, Building Codes and Ordinances

It is proposed that the whole project area be rezoned to a new district, subject to the redevelopment standards of this *Plan*, and also subject to review and approval of development plans by the City of Tucson. This change in zoning district will be effected on the Zoning Map.

It is proposed that certain streets be closed in locations as shown on Land Use Map (Exhibit A).

No changes other than normal periodic revisions are proposed in building codes and ordinances.

F. Statement as to the Kind and Number of Site Improvements and Additional Public Utilities Required to Support the New Land Uses after Redevelopment

Site improvements proposed consist of the construction of streets, curbs and sidewalks; the installation of street lights and the installation of irrigated landscaping.

The additional public utilities required to support the new land uses after redevelopment consist of street lights, curbs, gutters, streets and sidewalks.

G. Statement of the Proposed Method and Estimated Cost of the Acquisition and Preparation for Redevelopment of the Redevelopment Project Area and the Estimated Proceeds or Revenues from its Disposal to Redevelopers

Acquisition appraisals have been made of all project properties. Based upon these appraisals there will be negotiations for the acquisition of project lands at their fair market value. If agreement on purchase price cannot be reached, condemnation suits will be initiated, with the fair market value to be fixed by the courts. Following acquisition of project lands, lands will be cleared for redevelopment in accordance with this *Plan*, and project improvements will be installed to serve the project area.

Estimated cost of real estate purchases and preparation for redevelopment of the project area is approximately \$450,000. Estimated proceeds from land disposal to redevelopers is approximately \$200,000.

H. Statement on the Proposed Method of Financing the Redevelopment Project

The project expenditures in excess of proceeds from the sale of land to developers will be paid by the Federal Government through a grant. The City's share of project costs will be covered by credits for City non-cash contributions including portions of the costs of public facilities of community-wide or general benefit to be built within or adjacent to the project.

I. Statement of a Feasible Method Proposed for the Relocation of Families to be Displaced from the Redevelopment Project Area

The City of Tucson will provide services of a special relocation staff to assist households and individuals subject to displacement to locate suitable housing accommodations. It will enlist the cooperation of churches, home builders, civic groups and real estate agencies to locate available housing accommodations. The staff will locate and inspect housing facilities to meet the needs of project residents, and will maintain up-to-date household survey data to satisfy occupants' current housing needs.

The City relocation staff will assist households which qualify for public housing to relocate in same. It will also assist potential home purchasers to obtain financing and will advise them of the provisions of the FHA mortgage insurance program.

Relocation payments to cover the cost of moving, property damages, increased cost of housing and the cost for small businesses to reestablish themselves, will be paid in accordance with the applicable provisions of the Housing and Urban Development Act of 1965, as amended, and other applicable law.

J. Relationship to Definite Local Objectives

The *Redevelopment Plan* is in conformity with the *General Plan* and Program for Community Improvements for the City of Tucson with respect to proposals for land use, thoroughfares, and redevelopment.

The *Redevelopment Plan* provides for the achievement of the following local objectives:

1. The elimination of substandard building conditions.
2. Provision of housing for low and moderate income families and for others.

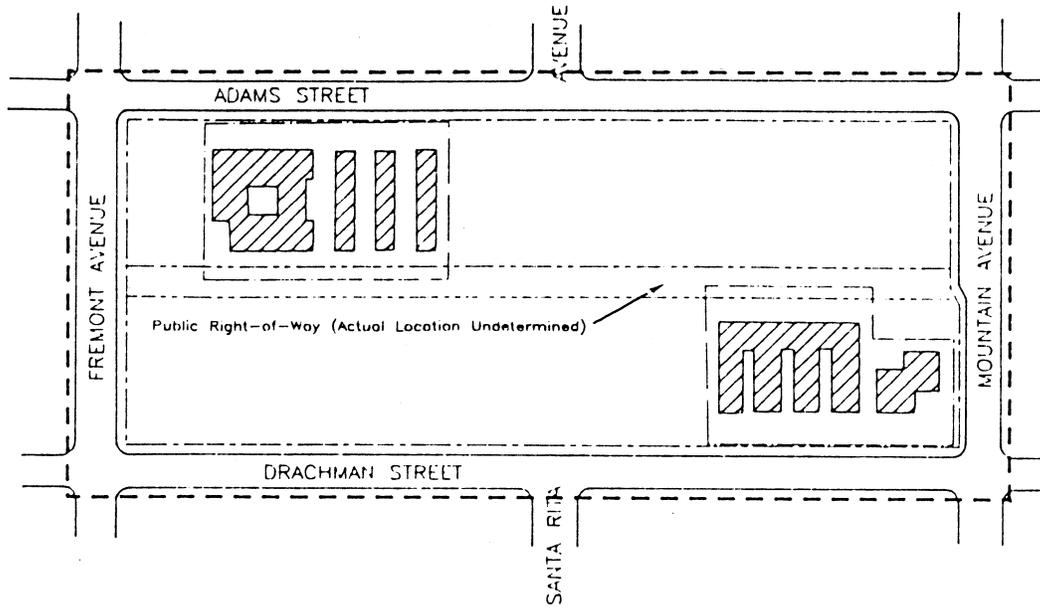
K. Housing for Elderly Persons Defined

As used in this *Plan*, the term "housing for elderly persons" shall mean those living units which are for occupancy by a family whose head or spouse, or whose sole member, (1) has attained age 62, (2) is under disability as defined in Section 223, Footnote 1, of the Social Security Act (which reads: ". . . inability to engage in any substantial gainful employment by reason of any medically determinable physical or mental impairment which can be expected to result in death, or which has lasted or can be expected to last for a continuous period of not less than twelve months."), or (3) is handicapped within the meaning of Section 202, Footnote 2, of the Housing Act of 1959 (which reads: ". . . a person shall be considered as handicapped if such person is determined to have a physical impairment which, a) is expected to be of long continued and indefinite duration, b) substantially impedes his ability to live independently, c) is of such nature that such ability could be improved by more suitable housing.").

V

PROCEDURE FOR CHANGES IN APPROVED PLAN

The *Redevelopment Plan* may be amended by ordinance of the City of Tucson as provided by law.



University Neighborhood
Redevelopment Project

Land Use Map

- Project Boundary
- Not to be Acquired (NTBA)
- Property Line
- - - - - Public Right-of-Way
(Actual Location Undetermined)
-  Residential Land Use

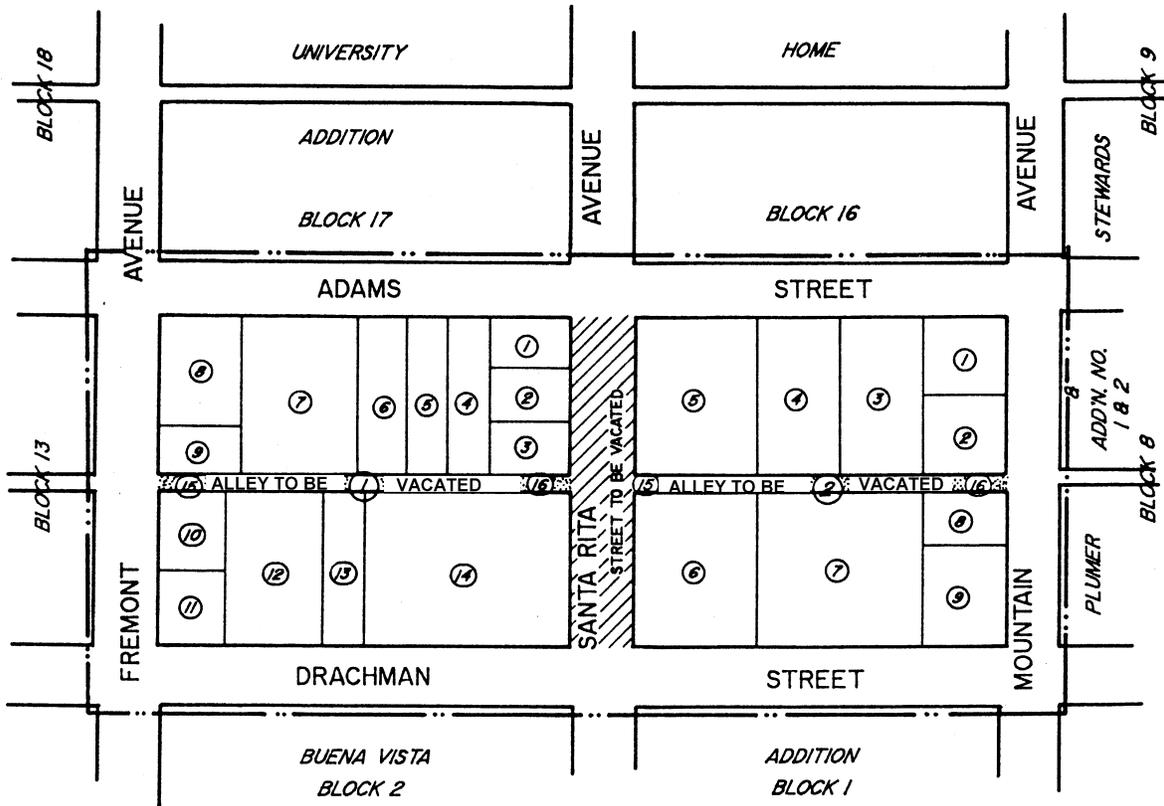
Exhibit A

EXHIBIT B

Legal Description

That parcel of land located in the City of Tucson, County of Pima, State of Arizona, and more particularly described as follows:

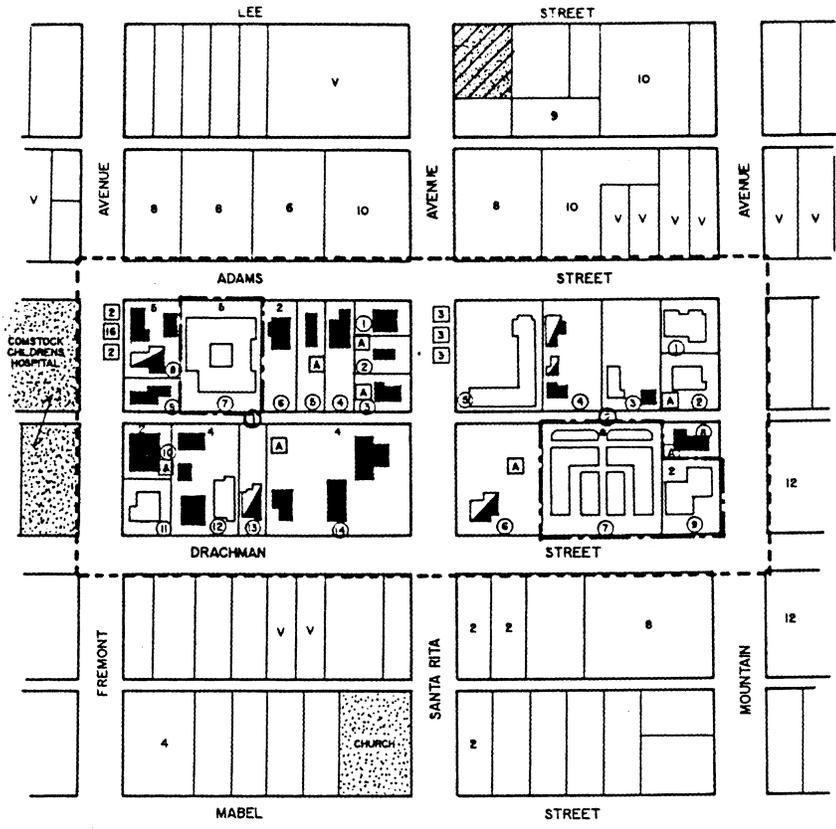
Beginning at the southwest corner of Drachman Street and Fremont Avenue;
thence northerly along the westerly line of Fremont Avenue to the northerly line of Adams Street;
thence easterly along the northerly line of Adams Street to the easterly line of Mountain Avenue;
thence southerly along the easterly line of Mountain Avenue to the southerly line of Drachman Street;
thence westerly along the southerly line of Drachman Street to the westerly line of Fremont Avenue and the Point of Beginning.



University Neighborhood
Redevelopment Project

Property Map

Exhibit C



University Neighborhood
Redevelopment Project
Land Use and
Building Conditions

- - - - - Project Boundary
 - · - · - Not to be Acquired (NTBA)

① Parcel Number
 ② Block Number

LAND USE
 5 Residential Land
 Units of 2 or More
 v Vacant Residential Land
 Institutional
 Local Business

BUILDING CONDITIONS
 Sound
 Deficient to be Cleared
 to Remove Blighting Influences
 Structurally Substandard to
 a Degree Warranting Clearance
 [A] Accessory Building
 [3] Number of Deficient Structures
 [3] Number of Buildings Structurally
 Substandard
 [3] Number of Buildings Warranting
 Clearance to Remove Blighting
 Influences

Exhibit D